

**Source Property Information**

BRRTS #:	03-22-549948	Closure Date:	January 14, 2009
ACTIVITY NAME:	Fillback Auto Dealership	FID#:	
PROPERTY ADDRESS:	1521 Elm St	DATCP#:	
MUNICIPALITY:	Boscobel	COMM#:	53805-1949-21
PARCEL ID#:			

**\*WTM Coordinates:**

X:	462293	Y:	295264
----	--------	----	--------

*\*Coordinates are in WTM83, NAD83 (1991)*

**WTM Coordinates Represent:**

- Approximate Center of Contaminant Source
- Approximate Source Parcel Center

**Please check as appropriate:** (BRRTS Action Code)

**Contaminated Media:**

- |  |  |
|--|--|
| <input type="checkbox"/> <u>Groundwater</u> Contamination > ES (236) | <input checked="" type="checkbox"/> <u>Soil</u> Contamination > *RCLs or **SSRCL (232) |
| <input type="checkbox"/> Groundwater Contamination in ROW            | <input type="checkbox"/> Soil Contamination in ROW                                     |
| <input type="checkbox"/> Off-Source Contamination                    | <input type="checkbox"/> Off-Source Contamination                                      |

*(note: for list of impacted off-source properties see attached list of "Impacted Off-Source Property")*

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**Land Use Controls:**

- |   |   |
|---|---|
| <input type="checkbox"/> Soil: maintain industrial zoning (220) | <input type="checkbox"/> Cover or Barrier (222)             |
| <input type="checkbox"/> Structural Impediment (224)            | <input type="checkbox"/> Vapor Mitigation (226)             |
| <input type="checkbox"/> Site-Specific Condition (228)          | <input type="checkbox"/> Maintain Liability Exemption (230) |

*(note: soil contaminant concentrations between residential and industrial levels)*

*(note: maintenance plan for groundwater or direct contact)*

*(note: local government or economic development corporation)*

**Monitoring wells properly abandoned? (234)**

- Yes       No       N/A

This Adobe Fillable form is intended to provide a list of information that is required for evaluation for case closure. It is to be used in conjunction with Form 4400-202, Case Closure Request. The closure of a case means that the Department has determined that no further response is required at that time based on the information that has been submitted to the Department.

**NOTICE: Completion of this form is mandatory** for applications for case closure pursuant to ch. 292, Wis. Stats. and ch. NR 726, Wis. Adm. Code, including cases closed under ch. NR 746 and ch. NR 726. The Department will not consider, or act upon your application, unless all applicable sections are completed on this form and the closure fee and any other applicable fees, required under ch. NR 749, Wis. Adm. Code, Table 1 are included. It is not the Department's intention to use any personally identifiable information from this form for any purpose other than reviewing closure requests and determining the need for additional response action. The Department may provide this information to requesters as required by Wisconsin's Open Records law [ss. 19.31 - 19.39, Wis. Stats.].

BRRTS #:  PARCEL ID #:

ACTIVITY NAME:  WTM COORDINATES: X:  Y:

**CLOSURE DOCUMENTS** (the Department adds these items to the final GIS packet for posting on the Registry)

- Closure Letter**
- Maintenance Plan** (if activity is closed with a land use limitation or condition (land use control) under s. 292.12, Wis. Stats.)
- Conditional Closure Letter**
- Certificate of Completion (COC)** for VPLE sites

**SOURCE LEGAL DOCUMENTS**

- Deed:** The most recent deed as well as legal descriptions, for the **Source Property** (where the contamination originated). Deeds for other, off-source (off-site) properties are located in the **Notification** section.  
*Note: If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.*
- Certified Survey Map:** A copy of the certified survey map or the relevant section of the recorded plat map for those properties where the legal description in the most recent deed refers to a certified survey map or a recorded plat map. (lots on subdivided or platted property (e.g. lot 2 of xyz subdivision)).  
**Figure #:**                      **Title:**
- Signed Statement:** A statement signed by the Responsible Party (RP), which states that he or she believes that the attached legal description accurately describes the correct contaminated property.

**MAPS** (meeting the visual aid requirements of s. NR 716.15(2)(h))

- Maps must be no larger than 8.5 x 14 inches unless the map is submitted electronically.
- Location Map:** A map outlining all properties within the contaminated site boundaries on a U.S.G.S. topographic map or plat map in sufficient detail to permit easy location of all parcels. If groundwater standards are exceeded, include the location of all potable wells within 1200 feet of the site.  
*Note: Due to security reasons municipal wells are not identified on GIS Packet maps. However, the locations of these municipal wells must be identified on Case Closure Request maps.*  
**Figure #: 1**                      **Title: Site Location Map**
  - Detailed Site Map:** A map that shows all relevant features (buildings, roads, individual property boundaries, contaminant sources, utility lines, monitoring wells and potable wells) within the contaminated area. This map is to show the location of all contaminated public streets, and highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding a ch. NR 140 Enforcement Standard (ES), and/or in relation to the boundaries of soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Levels (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 2**                      **Title: Site Plan Map**
  - Soil Contamination Contour Map:** For sites closing with residual soil contamination, this map is to show the location of all contaminated soil and a single contour showing the horizontal extent of each area of contiguous residual soil contamination that exceeds a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL) as determined under s. NR 720.09, 720.11 and 720.19.  
**Figure #: 4**                      **Title: Approximate Limits of Petroleum Affected Soil Above WDNR NR720 RCLS**

BRRTS #: 03-22-549948

ACTIVITY NAME: Fillback Automobile Dealership

**MAPS (continued)**

- Geologic Cross-Section Map:** A map showing the source location and vertical extent of residual soil contamination exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL). If groundwater contamination exceeds a ch. NR 140 Enforcement Standard (ES) when closure is requested, show the source location and vertical extent, water table and piezometric elevations, and locations and elevations of geologic units, bedrock and confining units, if any.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

- Groundwater Isoconcentration Map:** For sites closing with residual groundwater contamination, this map shows the horizontal extent of all groundwater contamination exceeding a ch. NR140 Preventive Action Limit (PAL) and an Enforcement Standard (ES). Indicate the direction and date of groundwater flow, based on the most recent sampling data.

**Note:** This is intended to show the total area of contaminated groundwater.

**Figure #:**                      **Title:**

- Groundwater Flow Direction Map:** A map that represents groundwater movement at the site. If the flow direction varies by more than 20° over the history of the site, submit 2 groundwater flow maps showing the maximum variation in flow direction.

**Figure #:**                      **Title:**

**Figure #:**                      **Title:**

**TABLES (meeting the requirements of s. NR 716.15(2)(h)(3))**

Tables must be no larger than 8.5 x 14 inches unless the table is submitted electronically. Tables must not contain shading and/or cross-hatching. The use of **BOLD** or *ITALICS* is acceptable.

- Soil Analytical Table:** A table showing remaining soil contamination with analytical results and collection dates.  
**Note:** This is one table of results for the contaminants of concern. Contaminants of concern are those that were found during the site investigation, that remain after remediation. It may be necessary to create a new table to meet this requirement.

**Table #: 1                      Title: Soil Analytical Summary**

- Groundwater Analytical Table:** Table(s) that show the most recent analytical results and collection dates, for all monitoring wells and any potable wells for which samples have been collected.

**Table #:                      Title:**

- Water Level Elevations:** Table(s) that show the previous four (at minimum) water level elevation measurements/dates from all monitoring wells. If present, free product is to be noted on the table.

**Table #:                      Title:**

**IMPROPERLY ABANDONED MONITORING WELLS**

For each monitoring well not properly abandoned according to requirements of s. NR 141.25 include the following documents.

**Note:** If the site is being listed on the GIS Registry for only an improperly abandoned monitoring well you will only need to submit the documents in this section for the GIS Registry Packet.

- Not Applicable**

- Site Location Map:** A map showing all surveyed monitoring wells with specific identification of the monitoring wells which have not been properly abandoned.

**Note:** If the applicable monitoring wells are distinctly identified on the Detailed Site Map this Site Location Map is not needed.

**Figure #:**                      **Title:**

- Well Construction Report:** Form 4440-113A for the applicable monitoring wells.

- Deed:** The most recent deed as well as legal descriptions for each property where a monitoring well was not properly abandoned.

- Notification Letter:** Copy of the notification letter to the affected property owner(s).

BRRTS #: 03-22-549948

ACTIVITY NAME: Fillback Automobile Dealership

## NOTIFICATIONS

### Source Property

- Letter To Current Source Property Owner:** If the source property is owned by someone other than the person who is applying for case closure, include a copy of the letter notifying the current owner of the source property that case closure has been requested.
- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying current source property owner.

### Off-Source Property

Group the following information per individual property and label each group according to alphabetic listing on the "Impacted Off-Source Property" attachment.

- Letter To "Off-Source" Property Owners:** Copies of all letters sent by the Responsible Party (RP) to owners of properties with groundwater exceeding an Enforcement Standard (ES), and to owners of properties that will be affected by a land use control under s. 292.12, Wis. Stats.

**Note:** Letters sent to off-source properties regarding residual contamination must contain standard provisions in Appendix A of ch. NR 726.

#### Number of "Off-Source" Letters:

- Return Receipt/Signature Confirmation:** Written proof of date on which confirmation was received for notifying any off-source property owner.
- Deed of "Off-Source" Property:** The most recent deed(s) as well as legal descriptions, for all affected deeded **off-source property(ies)**. This does not apply to right-of-ways.  
**Note:** If a property has been purchased with a land contract and the purchaser has not yet received a deed, a copy of the land contract which includes the legal description shall be submitted instead of the most recent deed. If the property has been inherited, written documentation of the property transfer should be submitted along with the most recent deed.

- Letter To "Governmental Unit/Right-Of-Way" Owners:** Copies of all letters sent by the Responsible Party (RP) to a city, village, municipality, state agency or any other entity responsible for maintenance of a public street, highway, or railroad right-of-way, within or partially within the contaminated area, for contamination exceeding a groundwater Enforcement Standard (ES) and/or soil exceeding a Residual Contaminant Level (RCL) or a Site Specific Residual Contaminant Level (SSRCL).

#### Number of "Governmental Unit/Right-Of-Way Owner" Letters:



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TTY: Contact Through Relay  
Fax: (608) 267-1381  
**Jim Doyle, Governor**  
**Richard J. Leinenkugel, Secretary**

January 13, 2009

Mr. Steve Brindley  
128 Doc Mac Dr  
Boscobel, WI 53805

RE: **Final Closure**

**Commerce # 53805-1949-21-A**      **DNR BRRTS # 03-22-549948**  
Fillback Auto Dealership, 1521 Elm St, Boscobel

Dear Mr. Brindley:

The Wisconsin Department of Commerce (Commerce) has reviewed the request for case closure prepared by your consultant, United Engineering Consultants, Inc., for the site referenced above. Commerce has determined that this site does not pose a significant threat to human health or the environment. No further investigation or remedial action is necessary.

This case is now listed as "closed" on the Commerce database and will be included on the Department of Natural Resources (DNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. To review the sites on the GIS Registry web page, visit <http://dnr.wi.gov/org/aw/rr/gis/index.htm>. If you intend to construct or reconstruct a potable well on this property, you must get prior DNR approval.

All current and future owners and occupants of the property need to be aware that excavation of contaminated soil may pose a hazard. Special precautions may be needed to prevent inhalation, ingestion or dermal contact with the residual contamination when it is removed. If soil is excavated, the property owner at the time of excavation must sample and analyze the excavated soil to determine if residual contamination remains. If sampling confirms that contamination is present, the property owner at the time of excavation must determine whether the material would be considered solid or hazardous waste and ensure that any storage, treatment or disposal is in compliance with applicable State regulations and standards.

Costs for sampling and excavation activities conducted after case closure are not eligible for PECFA reimbursement. However, if it is determined that any undisturbed remaining petroleum contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If this case is reopened, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

Timely filing of your final PECFA claim (if applicable) is encouraged. If your PECFA claim is not received within 120 days of the date of this letter, interest costs incurred after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-8509.

Sincerely,

Andrew Alles,  
Senior Hydrogeologist  
Site Review Section

cc: Mr. Tim Anderson, United Engineering Consultants, Inc.  
Case File



VOL 1121 18-000

694265

Document Number

State Bar of Wisconsin Form S-2003  
PERSONAL REPRESENTATIVE'S DEED

Document Name

GRANT COUNTY, WI  
RECEIVED FOR RECORD

DEC 16 2006

at 8:55 a.m. and recorded in  
Vol. 1121 of Records Page 603  
John W. McNamara, Registrar

THIS DEED, made between Joyce Nelson  
as Personal Representative of the estate of Galen Nelson  
("Grantor," whether one or more), and Stephen D. Brindley  
("Grantee," whether one or more).

Grantor conveys to Grantee, without warranty, the following described real estate,  
together with the rents, profits, fixtures and other appurtenant interests, in Grant County,  
State of Wisconsin ("Property") (if more space is needed, please attach addendum):

His undivided one-half interest in the following described land:  
Begin at the Southeast corner of Tract "A" of Block 1 of the Southview  
Subdivision in the City of Boscobel; thence North 192 feet; thence  
West 320 feet 8 inches; thence North 22° 30' West 65 feet 5 inches;  
thence South 67° 30' West, 124 feet 9 inches to the western boundary  
of U.S. Highway #61; thence Southeasterly 225 feet along said western  
boundary; thence East 364 feet more or less to the place of beginning.

This land is also described as part Lots 19 and 22 of Section 34 of the Assessment  
Plat and also a part of Tract "A" in Block 1 of the Southview Subdivision to the City of  
Boscobel, according to the recorded maps or plats thereof.

This Deed is given in satisfaction of a Land Contract between Galen Nelson, Vendor, and Stephen D. Brindley, Purchaser, dated  
August 1, 1977 and recorded on August 9, 1977 at 9:29 a.m. in Volume 529 of Records, Page 207 as Document No. 460662.

Personal Representative by this Deed does convey to Grantee all of the estate and interest in the Property which Decedent had  
immediately prior to Decedent's death, and all of the estate and interest in the Property which the Personal Representative has since  
acquired.

Dated December 14, 2006.

State Transfer  
Fee Paid \$ 20.10 (60¢ + 1  
\$ 19.10 (Att. fee.)  
67

PERSONAL REPRESENTATIVE:

\* Joyce Nelson Joyce Nelson (SEAL) \* \_\_\_\_\_ (SEAL)

AUTHENTICATION

Signature(s) of Joyce Nelson  
authenticated on December 14, 2006

John W. McNamara  
\* John W. McNamara

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss.  
\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

John W. McNamara  
Boscobel, Wisconsin

\* \_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHALL BE THE RESPONSIBILITY OF THE USER.

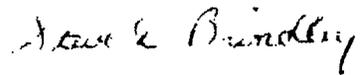
October 6, 2008

Wisconsin Department of Commerce  
Bureau of PECFA  
PO Box 7838  
Madison, Wisconsin 53707

To Whom It May Concern:

To the best of my knowledge, the legal description in the attached Deeds are complete and accurate for the property located at 1521 Elm Street in Boscobel, Wisconsin

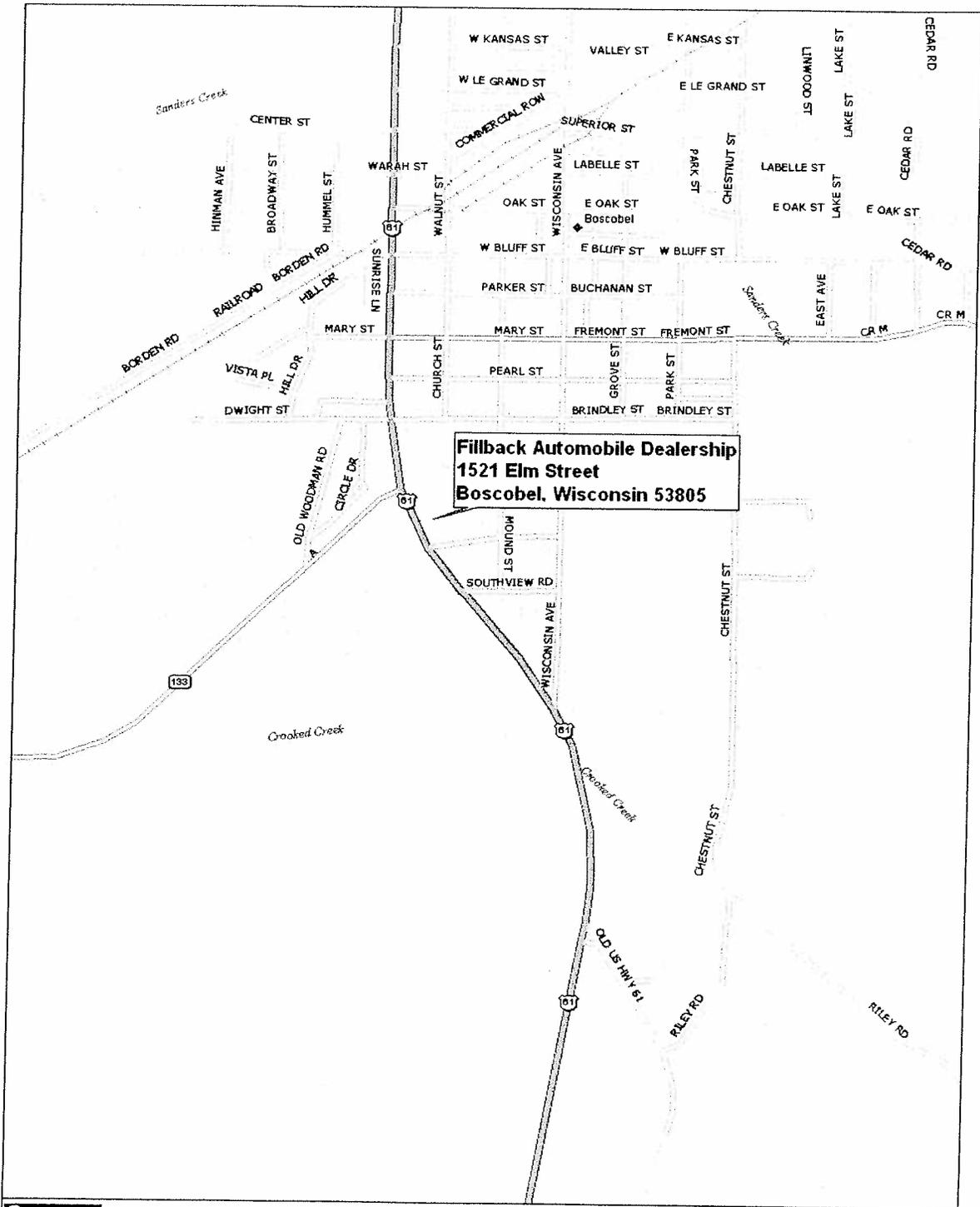
Sincerely,

A handwritten signature in cursive script that reads "Steve D. Brindley".

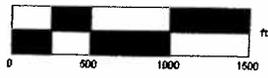
Mr. Steve D. Brindley

# FIGURE 1

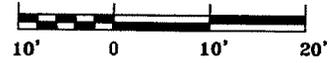
## SITE LOCATION MAP



Data use subject to license.  
 © 2007 DeLorme. Street Atlas USA® 2008 Plus.  
 www.delorme.com

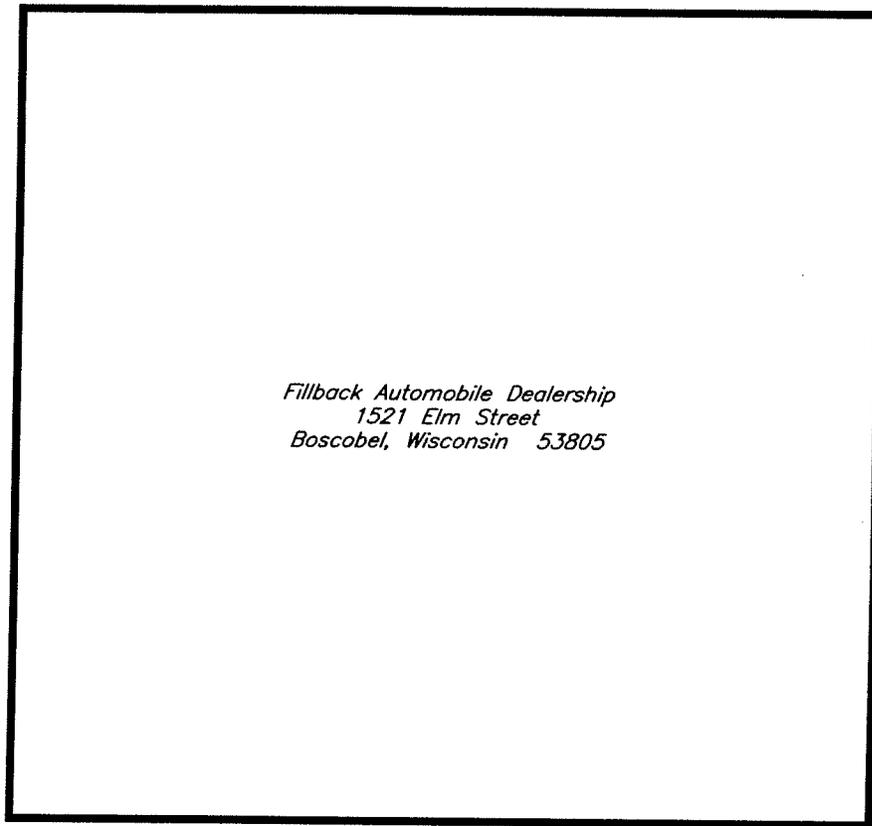


Data Zoom 14-1

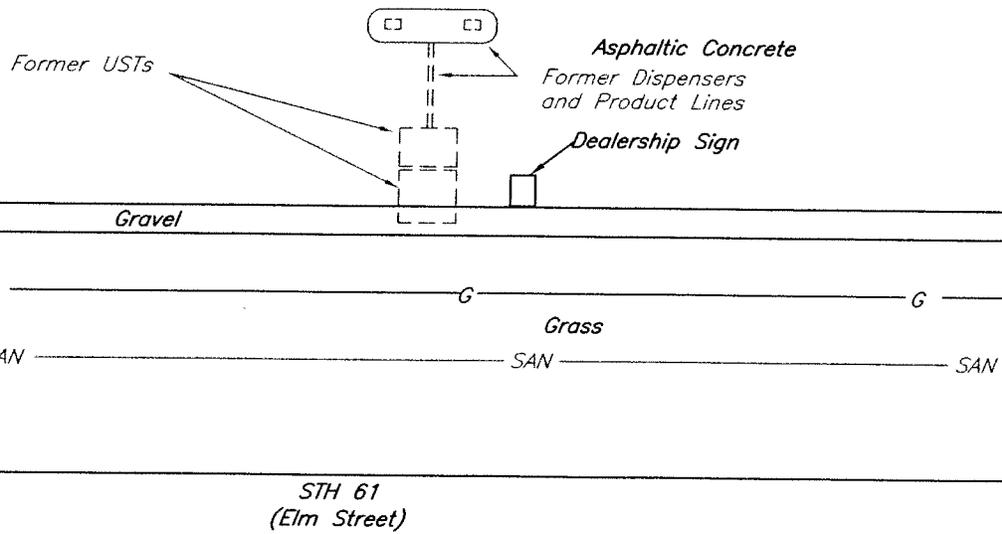


SCALE: 1" = 20'

ALL LOCATIONS ARE APPROXIMATE



*Fillback Automobile Dealership  
1521 Elm Street  
Boscobel, Wisconsin 53805*



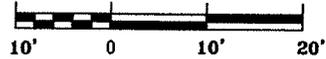
**Figure 2: Site Plan Map**

*United Engineering  
Consultants, Inc.*

10617 W. Oklahoma Ave., Suite L2  
West Allis, WI 53227  
Tel: (414) 327-9790 • FAX: (414) 327-9796

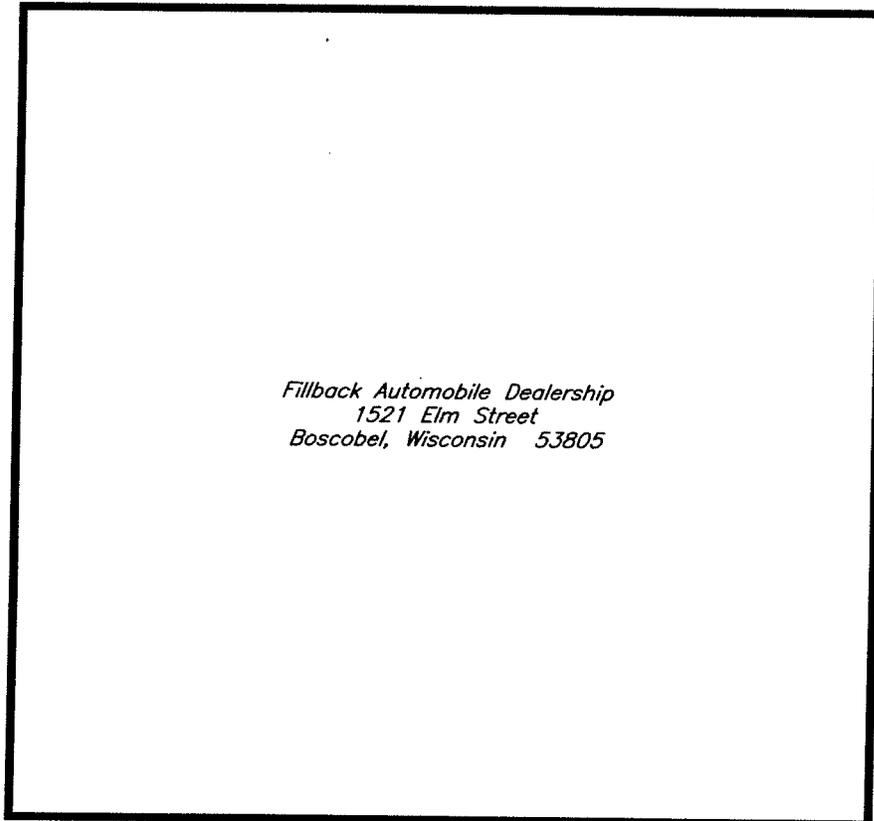
07053  
DRAWN BY: MLD  
DATE: 10/08  
DB: 07053-plot1

**Fillback Automobile Dealership**  
Boscobel, Wisconsin 53805



SCALE: 1" = 20'

ALL LOCATIONS ARE APPROXIMATE



Fillback Automobile Dealership  
1521 Elm Street  
Boscobel, Wisconsin 53805

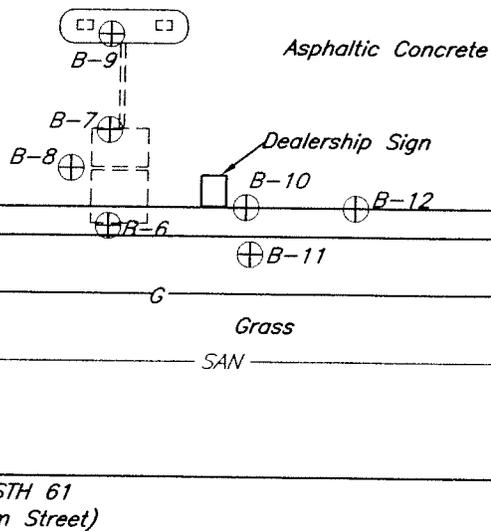


Figure 3: Soil Boring Location Map

United Engineering  
Consultants, Inc.

10617 W. Okauchona Ave., Suite C2  
West Allis, WI 53227  
Tel: (414) 327-8790 • Fax: (414) 327-8772

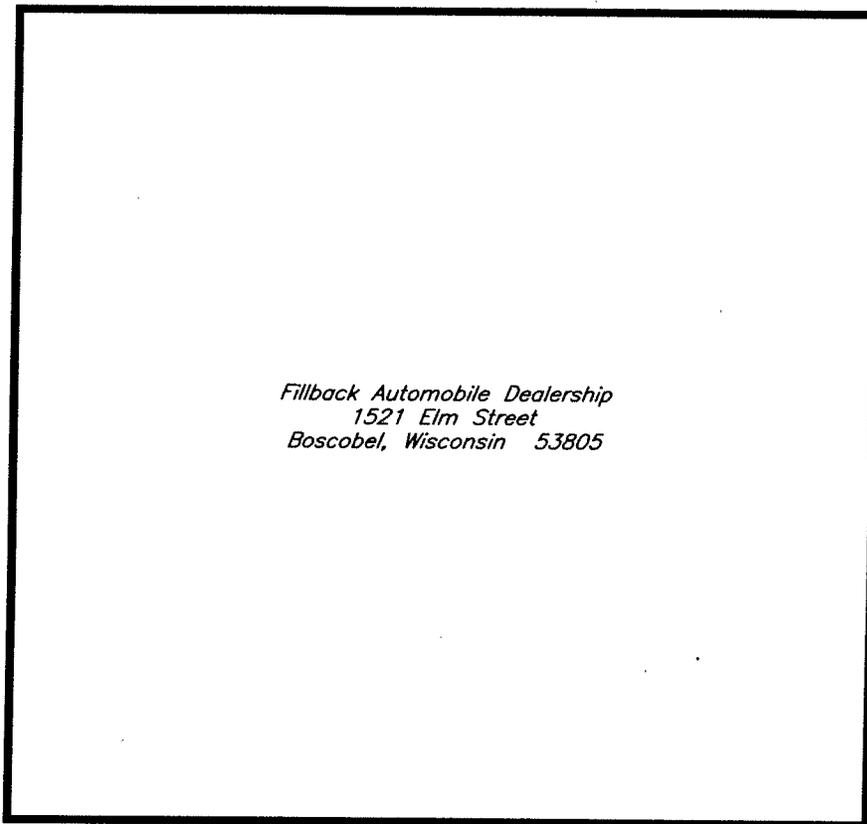
07053
DRAWN BY: MLD
DATE: 10/08
ID#: 07053-p1a1

Fillback Automobile Dealership  
Boscobel, Wisconsin 53805



SCALE: 1" = 20'

ALL LOCATIONS ARE APPROXIMATE



Fillback Automobile Dealership  
1521 Elm Street  
Boscobel, Wisconsin 53805

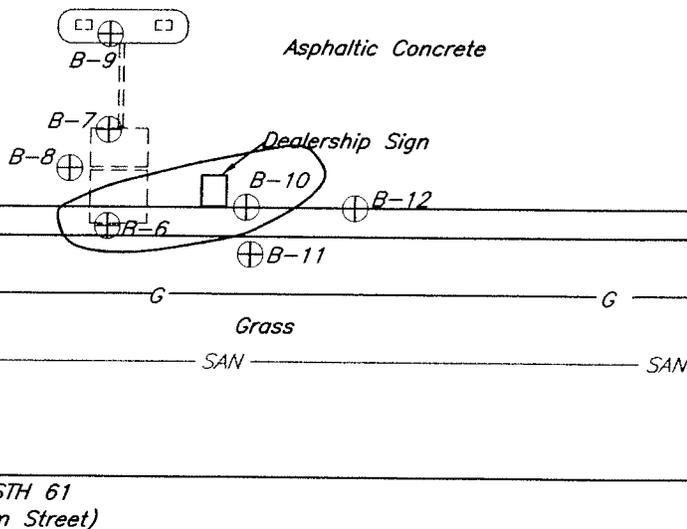


Figure 4: Approximate Limits of Petroleum Affected Soil Above WDNR NR720 RCLs

United Engineering  
Consultants, Inc.

10517 W. Okechono Ave., Suite L2  
West Allis, WI 53227  
Tel: (414) 227-8790 \* FAX: (414) 227-9793

07053

DRAWN BY: MLD

DATE: 10/08

ID#: 07053-plot1

Fillback Automobile Dealership  
Boscobel, Wisconsin 53805

Table 1  
Soil Analytical Summary  
Fillback Automobile Dealership  
1521 Elm Street  
Boscobel, Wisconsin 53805

Boring No.			B-6	B-7	B-8	B-9	B-10	B-10	B-10	B-11	B-12
Depth (ft. bgs)			11 1/2	11 1/2	11 1/2	3	11 1/2 to 12	15 to 16	27 to 28	11 1/2 to 12	11 1/2 to 12
Analyte	Units	RCL									
GRO	mg/kg	100	336	6.803	<5.889	<5.587	4370	<5.00	<5.00	<5.00	<5.00
PID	ppm		280	20	ND	ND	460	ND	ND	ND	ND
<b>Metals (Method SW 6010)</b>											
Lead	mg/kg	50	3.76	2.26	1.58	7.62	3.10	<0.554	<0.553	<0.571	<0.624
<b>Petroleum Volatile Organic Compounds (Method SW 8020)</b>											
Benzene	µg/kg	5.5	<16	<16	<16	<16	1580	<25	<25	<25	<25
Ethylbenzene	µg/kg	2900	1600	<15	<15	<15	35300	<25	<25	<25	<25
Methyl tert-butyl ether	µg/kg	NE	<12	<12	<12	<12	2710	<25	<25	<25	<25
Toluene	µg/kg	1500	298	<18	<18	<18	31700	<25	<25	<25	<25
1,2,4-Trimethylbenzene	µg/kg	NE	1400	<24	<24	<24	273000	<25	<25	48	<25
1,3,5-Trimethylbenzene	µg/kg	NE	1020	<19	<19	<19	88000	<25	<25	<25	<25
Xylenes (Total)	µg/kg	4100	2660	<33/<18	<33/<18	<33/<18	132200	<25	<25	<25	<25

**Notes:**  
RCL Residual Contaminant Level as defined in Wisconsin Administrative Code NR 720  
PID Photoionization Detector  
mg/kg milligrams per kilogram  
ppm parts per million  
µg/mg micrograms per kilogram  
NE Not established  
ND Not detected above the Method Detection Limit (MDL)  
< Not detected above the Method Detection Limit (MDL)  
J The result is between the Limit of Quantitation (LOQ) and Limit of Detection (LOD)  
Shaded values indicate regulatory exceedance